



CANNON BUILDING
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DOVER, DELAWARE 19904-2467

**STATE OF DELAWARE
REAL ESTATE COMMISSION**

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PUBLIC MEETING MINUTES:	REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, August 11, 2016 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building
MINUTES FOR APPROVAL	September 8, 2016

MEMBERS PRESENT

Jason Giles, Professional Member, Chairperson
Andrew Staton, Professional Member
Michael Harrington, Sr., Professional Member
Lynn Rogers, Public Member, Secretary
Justin Healy, Professional Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Sandra Wagner, Administrative Specialist III

MEMBERS ABSENT

Lynnette Scott, Professional Member, Vice Chairperson
Joseph F. McCann, Public Member

ALSO PRESENT

Donald Gouge, Esq.
Oluwatobi Menawonu
Brian Glancy, Esq.
Jacqueline Delaney

CALL TO ORDER

Mr. Giles called the meeting to order at 9:00 a.m.

REVIEW OF MINUTES

Mr. Staton made a motion, seconded by Mr. Harrington, to approve the minutes of the meeting held on July 14, 2016 as written. By unanimous vote, the motion carried.

UNFINISHED BUSINESS

Review and Signing of Orders

Consent Agreement for Paul Pantano was signed by the Commission.

Letter from Angelique Ahmad

Ms. Ahmad requested to speak to the Commission about the letter she wrote and that was reviewed at the July meeting. Ms. Ahmad wanted a waiver for the continuing education that she took which consisted of duplicate modules instead of one of each module. Although she asked to address the Commission, Ms. Ahmad did not appear for the meeting. The Commission decided to stand by their decision made at the July meeting: Ms. Ahmad must complete the missing modules. Upon completion, she can request that the Commission accept her late hours.

Mr. Staton made a motion, seconded by Mr. Harrington, to uphold their original motion made at July's meeting. By unanimous vote, the motion carried.

NEW BUSINESS

Guaranty Fund Hearings – 9:00 a.m.

Oluwatobi Menawonu

The minutes from the hearing will be at the end of the minutes.

Jacqueline Delaney

The minutes from the hearing will be at the end of the minutes.

The Commission took a brief break from 10:31 a.m. to 10:41 a.m.

Propose to Deny Hearing – Naomi Ricketts – 9:30 a.m.

The minutes from the hearing will be at the end of the minutes.

Education Committee Report

Ms. Marrow reported on the Real Estate Education Committee's meeting. The Education Committee met on August 4, 2016.

At the meeting there were 17 approved courses providers and 6 approved instructors. The Committee went over the platform in which they will be putting together for the seminar in November and what they are planning should be really fun. Mr. Staton asked if they needed any volunteers and Ms. Marrow stated if anyone wants to volunteer to please do so.

The next Education Committee meeting will be September 1, 2016.

Recommendation to Approve and Deny Course Providers, Instructor Applications and Student Requests as Noted

Mr. Staton made a motion, seconded by Mr. Rogers, to approve to the education approvals submitted by the Education Committee for August. By unanimous vote, the motion carried.

Applications for Licensure

Ratification of Salesperson Applications

Mr. Staton made a motion, seconded by Mr. Harrington, to ratify the following applications for salespersons per attached list at the end of the minutes. By unanimous vote, the motion carried.

Review of Salesperson Application

There were no applications to review.

Ratification of Broker and Associate Broker Applications

Mr. Staton made a motion, seconded by Mr. Harrington, to ratify the following applications for broker and associate broker per attached list at the end of the minutes. By unanimous vote, the motion carried.

Ratification of Application(s) for Licensure by Reinstatement

Mr. Staton made a motion, seconded by Mr. Rogers, to ratify the following applications by reinstatement:

Kevin Kerrigan Theresa Evans Angelo Fugarino Suzanne Williamson Megan Mullins

By unanimous vote, the motion carried.

Review of Applications for Reinstatement

The Commission reviewed the reinstatement application for Mr. David Braun. Mr. Staton made a motion, seconded by Mr. Rogers, to approve the reinstatement application for Mr. Braun upon successful passing of both the National and State exams. By unanimous vote, the motion carried.

Review of Applications for New Office

The Commission reviewed the following office application(s).

Mr. Staton made a motion, seconded by Mr. Rogers, to approve the relocation application for Welcome Home Realty. By unanimous vote, the motion carried.

Status of Complaints

Complaint # 02-09-15 – Closed by Attorney General's Office
Complaint # 02-13-16 – Forwarded to the Attorney General's Office
Complaint # 02-17-16 – Closed by Investigators
Complaint # 02-18-16 – Closed by Investigators
Complaint # 02-57-14 – Closed by the Attorney General's Office

Correspondence

There was no correspondence.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

Decision in Auctioneers' Case

Ms. Kelly advised that the Court ruled in favor of the Commission in the auctioneers' case. The rule revisions pertaining to auctioneers stand as published.

PUBLIC COMMENT

There was no public comment.

NEXT SCHEDULED MEETING

The next meeting will be held on Thursday, September 8, 2016 at 9:00 a.m.

ADJOURNMENT

Mr. Staton made a motion, seconded by Mr. Harrington to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 11:03 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sandra Wagner".

Sandra Wagner
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.

HEARING MINUTES

HEARING – GUARANTY FUND CLAIM BY OLUWATOBI MENAWONU

The Delaware Real Estate Commission held a hearing on August 11, 2016 at 9:00 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Andrew Staton, Michael Harrington, Lynn Rogers, Justin Healy

PURPOSE: Claim for Recovery from the Guaranty Fund

PRESIDING: Jason Giles, Chairperson

COMMISSION STAFF: Sandra Wagner, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE COMMISSION: Eileen Kelly, DAG

ATTORNEY FOR THE CLAIMANT: Donald Gouge, Esq.

CLAIMANT: Oluwatobi Menawonu

TIME STARTED: 9:05 a.m.

The hearing was recorded. Ms. Kelly confirmed with Ms. Wagner that Mr. Menawonu was present for the hearing, along with his attorney Mr. Donald Gouge, Esq. Ms. Kelly asked the Commission members to introduce themselves. Ms. Kelly summarized the reason for the hearing. Ms. Kelly entered Exhibit 1, Petition for Claim Against the Guaranty Fund, Exhibit 2, Supplemental Exhibits. . Mr. Gouge explained to the Commission the basis for the claim for recovery from the Guaranty Fund. Mr. Menawonu gave testimony and answered questions from the Commission. Mr. Gouge gave his closing statement. The Commission went into deliberations at 9:20 a.m. Mr. Harrington made a motion, seconded by Mr. Rogers, to award Mr. Menawonu the amount of \$11,708.50 from the Guaranty Fund. By unanimous vote, the motion carried. The hearing concluded at 9:40 a.m.

HEARING MINUTES

HEARING – GUARANTY FUND CLAIM BY JACQUELINE DELANEY

The Delaware Real Estate Commission held a hearing on August 11, 2016 at 9:00 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Andrew Staton, Michael Harrington, Lynn Rogers, Justin Healy

PURPOSE: Claim for Recovery from the Guaranty Fund

PRESIDING: Jason Giles, Chairperson

COMMISSION STAFF: Sandra Wagner, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE COMMISSION: Eileen Kelly, DAG

ATTORNEY FOR THE CLAIMANT: Brian Glancy, Esq.

CLAIMANT: Jacqueline Delaney

TIME STARTED: 9:41 a.m.

The hearing was recorded. Ms. Kelly confirmed with Ms. Wagner that Ms. Delaney was present for the hearing, along with her attorney Mr. Brian Glancy, Esq. Ms. Kelly asked the Commission members to introduce themselves. Ms. Kelly summarized the reason for the hearing. Ms. Kelly entered Exhibit 1, letter from Mr. Glancy concerning Ms. Delaney's claim and Exhibit 2, Mr. Glancy's affidavit with exhibits. Mr. Glancy explained to the Commission the basis for the claim for recovery from the Guaranty Fund. Ms. Delaney gave testimony and answered questions from the Commission. Mr. Glancy gave his closing statement. The Commission went into deliberations at 10:20 a.m. Mr. Healy made a motion, seconded by Mr. Rogers, to award Ms. Delaney the maximum amount of recovery from the Guaranty Fund, \$25,000. By unanimous vote, the motion carried. The hearing concluded at 10:31a.m.

HEARING MINUTES

HEARING – PROPOSE TO DENY

The Delaware Real Estate Commission held a hearing on August 11, 2016 at 9:30 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Andrew Staton, Michael Harrington, Lynn Rogers, Justin Healy

PURPOSE: Propose to Deny

PRESIDING: Jason Giles, Chairperson

COMMISSION STAFF: Sandra Wagner, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE COMMISSION: Eileen Kelly, DAG

APPLICANT: Naomi Ricketts

TIME STARTED: 10:41 a.m.

The hearing was recorded. Ms. Kelly confirmed with Ms. Wagner that Ms. Ricketts was present for the hearing. Ms. Kelly asked the Commission members to introduce themselves. Ms. Kelly summarized the reason for the hearing. Ms. Kelly entered documents as Exhibit 1, propose to deny letter, hearing notice and copy of application and supporting documents.

Ms. Ricketts gave her testimony. The Commission asked Ms. Ricketts questions. The Commission went in to deliberations at 10:50 a.m. Mr. Staton made a motion, seconded by Mr. Healy, to grant a waiver and to approve licensure. By unanimous vote, the motion carried. The hearing concluded at 10:54 a.m.

Name	Type	Office	City	State
Mottinger, Thomas J	Salesperson	Maggio and Shields Realty	Rehoboth Beach	DE
Meyer, Patrick	Salesperson	SB Real Estate, LLC	Wilmington	DE
Curry, Lyubov V	Salesperson	Bay Coast Realty	Rehoboth Beach	DE
Daniels, Joanna Marie	Salesperson	Metro Referral Associates, Inc	Bear	DE
Kotowski, Leonard S., Jr.	Salesperson	Keller Williams	Dover	DE
McEnany, Claryssa S	Salesperson	Weichert Realtors	Wilmington	DE
Smith, Shelby L.	Salesperson	Keller Williams Realty	Bethany Beach	DE
McFaul, Laurie M.	Salesperson	Keller Williams	Bethany Beach	DE
Antonioli, Christina M.	Salesperson	Keller Williams Realty	Bethany Beach	DE
Hudgins, Victoria	Salesperson	R&R Realty, Inc	Dover	DE
Martini, Joseph M	Salesperson	Keller Williams Realty	Christiana	DE
Miranda, Felipe A.P.	Salesperson	Long & Foster Real Estate, Inc	Bethany Beach	DE
Eklund, John R	Salesperson	Re/Max Sunvest Realty Corp.	Wilmington	DE
Howard, Bryant	Salesperson	21st Century Real Estate, LLC	Folsom	PA
Mullen, Curtis E	Salesperson	Keller Williams Realty Central Delaware	Dover	DE
Page, Carolyn A	Salesperson	Keller Williams Realty Central Delaware	Dover	DE
O'Hagan, Megan A	Salesperson	Patterson Schwartz	Greenville	DE
Johnson, Jamal David	Salesperson	Keller Williams Realty	Christiana	DE
Lloyd , Matthew	Salesperson	Patterson-Schwartz Real Estate	Hockessin	DE
White, Richard A, Jr	Salesperson	ResortQuest Real Estate	Bethany Beach	DE
Bomberger, Natalie A	Salesperson	Patterson Schwartz Real Estate	Hockessin	DE
Bomberger, Steven W	Salesperson	Patterson Schwartz Real Estate	Hockessin	DE
Johnson, Jermaine E	Salesperson	Patterson Schwartz	Greenville	DE
Geist, Debora Riley	Salesperson	Long & Foster Real Estate, Inc.	Wilmington	DE
Sedano Guadarrama, Luis E	Salesperson	Patterson Schwartz and Associates, Inc	Newark	DE
Nguyen, Minh Ngoc	Salesperson	Keller Williams Realty	Christiana	DE
Searles, Kristin P	Salesperson	Keller Williams Realty	Christiana	DE
Popel, George	Salesperson	Patterson-Woods & Associates, LLC	Wilmington	DE
Asres, Stephan M	Salesperson	Berkshire Hathaway HomeServices Fox and Roach	Hockessin	DE
Jenkins, Bernita	Salesperson	Keller Williams Realty	Christiana	DE
Lane, Angela V	Salesperson	Weichert Realtors	Wilmington	DE
Warder, Kenneth H	Salesperson	Weichert Realtors	Wilmington	DE
Thompson, Carolyn A	Salesperson	Patterson Schwartz	Hockessin	DE
Knox, Deborah R	Salesperson	Patterson Schwartz	Hockessin	DE
Williams, Linda M	Salesperson	Berkshire Hathaway HomeServies Fox and Roach	Bear	DE

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Name	Type	Office	City	State
Hersh, Ira M	Associate Broker	Long & Foster Real Estate, Inc.	Bethany Beach	DE
Hadder, Tammy R	Associate Broker	Keller Williams Realty	Bethany Beach	DE
Mirman, Merrill Jay	Associate Broker	21st Century Real Estate, LLC	Folsom	PA
Heck, Paul	Broker	EveryHome Realty Inc	Worcester	PA
Caldwell, Pauletta Ann	Broker	Keller Williams	Wilmington	DE